



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

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STATE PUBLIC WORKS BOARD

June 10, 2005

MINUTES

PRESENT:

Mr. James Tilton, Program Budget Manager, Department of Finance
Ms. Cindy McKim, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. John Hiber, Assistant Director, Cash Management, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member
Assembly Member Wilma Chan
Assembly Member Lloyd E. Levine
Senator Gilbert Cedillo
Senator Wesley Chesbro
Senator Carole Migden

STAFF PRESENT:

Karen Finn, Administrative Secretary, State Public Works Board
Deborah Cregger, Legal Counsel, State Public Works Board
Jayne Finkbohner, Secretary, State Public Works Board
Peggy Palmertree, Executive Assistant, Department of Finance
Michael Carter, Principal Program Budget Analyst, Department of Finance
Brian Dewey, Budget Analyst, Department of Finance
Debbie Dills, Budget Analyst, Department of Finance

OTHERS PRESENT:

Rob Kane, Department of Parks and Recreation
Rick Stoltz, Department of Parks and Recreation
Ken Yu, State Treasurer's Office
Gerry Clark, Department of General Services
Arran Proso, Department of General Services
Marianne Wetzel, Department of General Services
Susan Stratton, Department of General Services
Shelley Petrovini, CCCO
Aaron Todd, State Treasury Office
Phil Osborn, State Treasury Office
Glen Mercer, State Treasury Office
Art Louie, Department of Corrections
Larry Piper, CSU Chancellors Office

Karen Morrison, Middle Mountain Foundation

CALL TO ORDER AND ROLL CALL:

Mr. Tilton, Chairperson, Program Budget Manager, Department of Finance called the meeting to order at 10:00 a.m. Ms. Karen Finn, Administrative Secretary for the State Public Works Board, called the roll. A quorum was established.

APPROVAL OF MINUTES

Ms. Finn reported that staff has reviewed the minutes from the May 13, 2005 meeting and believe them to accurately represent the actions of the Board.

Hearing no objections, the minutes from the May 13, 2005 meeting were unanimously approved.

BOND ISSUES:

Ms. Finn stated that there was one bond item.

Bond Item #1, University of California, Riverside Campus, Riverside County, Genomics Building. If approved, the requested action will adopt a resolution authorizing the use of interim financing and the eventual sale of lease revenue bonds. Staff recommends adoption and approval of the resolution.

A motion was made by Ms. Aronberg and Second by Mr. Hemphill to approve Bond Item #1.

Bond Item #1 was approved by a 5-0 vote.

CONSENT CALENDAR:

Ms. Finn stated that Item #2 is being moved from the Consent Calendar to an Action Item. In summary, the revised Consent Calendar covers Items #3 through #25 and proposes: 2 requests to authorize site selection, 12 requests to approve preliminary plans, 7 requests to approve the redirection of funds within the appropriation to reflect actual expenditures and recognize these projects as complete, 1 request to approve an augmentation, and 1 request to approve a scope change and augmentation.

There were two 20-day letters for these items: **Item #13, Department of Youth Authority, Ventura Youth Correctional Facility, Ventura County, Correctional Treatment Center—Augmentation.** A 20-day letter was sent to the Legislature on June 3, 2005, and approval is contingent upon the expiration of the notification period on June 23, 2005 without comment.

Item #15, California State University, Los Angeles Campus, Los Angeles County, Science Replacement Building, Wing A—Scope Change and Augmentation. A 20-day letter was sent to the Legislature on May 20, 2005, and the waiting period expired without comment.

Staff recommends approval of the revised Consent Calendar Items #3 through #25.

Ms. Karen Morrison from the Middle Mountain Foundation presented her concerns regarding Item # 3 and the Department of Parks and Recreation (DPR) not contacting a 50 percent owner of the Sutter Buttes property. Mr Tilton explained that the PWB Item is to approve Site Selection which, if approved, would authorize the DPR to negotiate with the owners. In addition, Mr. Tilton requested that staff follow-up on a number of environmental issues associated with this potential acquisition.

A motion was made by Mr. Hemphill and Second by Ms. McKim to adopt the Revised Consent Calendar Items #3 through #25.

The Consent Calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Ms. Finn stated that there was one Action Item (Item #2) from the Department of Parks and Recreation. This Item would authorize the acquisition of an historic house in the middle of Columbia State Historic Park. PWB staff were recently informed on Wednesday, June 8, 2005 that the purchase agreement was amended to remove the standard indemnification language that provides full protection to the state for this asset. The DGS has not been able to re-review the new agreement and staff's original recommendation was that this be put off until next month. However, the DPR would like to have discussion today on further consideration of a contingent action subject to final review of the documents. We have asked DPR to discuss the implications of the change to the purchase agreement as well as the impact of a 30-day delay in the approval of the acquisition.

Mr. Warren Westrup, Department of Parks and Recreation gave an overview on Item #2 and the conditions of the historical house which is in the middle of Columbia State Historical Park. Mr. Bob Sleppy, Department of General Services, stated that the condition of the house particularly given its' age, is in reasonably good shape but that an asbestos inspection had not been conducted. Ms. Finn stated that until a staff analysis was complete that the PWB did not have all the facts needed to approve the acquisition. Mr. Tilton supported Ms. Finn's comments and approved the acquisition contingent on staff not identifying any reportable concerns. Mr. Tilton ask that if there are no further issues that staff report their conclusions at the next PWB meeting. However if there are any concerns, the Board would be open to a special meeting to further discuss the proposed acquisition.

A motion was made by Ms. McKim and Second by Mr. Hemphill to adopt Action Items #2.

Action Item #2 was approved by a 3-0 vote.

OTHER BUSINESS:

Ms. Finn stated there was one item of other business. Item #26 to authorize execution of an interagency agreement with the Department of General Services, Office of Legal Services (DGS-OLS) to provide legal services. Ms. Finn also gave a sincere thanks of appreciation for all the work that has been conducted by Deborah Cregger, Legal Counsel, State Public Works Board.

Other Business was approved by a 3-0 vote.

REPORTABLES:

Ms. Finn indicated that there were eight reportable items that Finance staff had approved under the authority delegated by the Board.

NEXT MEETING:

Ms. Finn stated that the next regularly scheduled meeting is set for Friday, July 8, 2005, at 10:00 am, at the State Capitol in Room 112.

Having no further business, the meeting was adjourned at 10:10 a.m.

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BOND ITEM

BOND ITEM – 1

UNIVERSITY OF CALIFORNIA (6440)
RIVERSIDE CAMPUS, RIVERSIDE COUNTY
Genomics Building

Authority: Chapter 208/04, Item 6440-301-0660 (1)

Adopt resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds generated from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the University of California and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the University of California and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between the University of California and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$55,000,000

APPROVED:

5/0

BOND ITEM

STAFF ANALYSIS – 1

University of California, Riverside
Genomics Building

Action requested

The requested action will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

This project is within scope. The project will construct a new 63,986 assignable square foot Genomics Building consisting of multi-disciplinary research laboratories, laboratory support space, and office space to address the needs of a growing program in Integrative Genome Biology. The Genomics Building will bring together key faculty scientists and students currently scattered across several departments but who are already working toward common goals within the field of genome biology in a modern laboratory facility designed to support their efforts.

Funding and Cost Verification

This project is within cost.

\$65,000,000 total estimated project cost

\$1,560,000 project costs previously allocated: preliminary plans—\$1,560,000 (state lease revenue bonds)

\$53,440,000 project costs to be allocated: working drawings \$2,006,000 (state lease revenue bonds), construction—\$41,014,000 (state lease revenue bonds); equipment \$10,420,000 (state lease revenue bonds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

Under review by the Department of General Services, estimated timeline for completion is May 31, 2005.

Project Schedule

The project schedule is as follows:

| | |
|---------------------------|---------------|
| Approve working drawings: | November 2005 |
| Complete construction: | April 2008 |

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 2

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
COLUMBIA STATE HISTORIC PARK, McCONNELL HOUSE
TUOLUMNE COUNTY
DPR Parcel Numbers 7790-01, DGS Parcel Number 10342

Authority: Chapter 379/02, Item 3790-301-6029 (6)

a. Authorize acquisition

Moved to action items and approved contingent on the warranty clause.
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 2

Department of General Services
Department of Parks and Recreation,
Columbia State Historic Park, McConnell House

Action requested

The requested will authorize acquisition consistent with staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 12: Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize acquisition of a historic home on an 18,500 square foot lot to be acquired from the property owner. The property is the last remaining privately-owned parcel on Main Street in Columbia the home of the largest collection of gold rush era buildings in the state. The home has historic significance as it was designated as the official Governor's Mansion for one day by former Governor Earl Warren. The project will be an important addition to the existing historic State Park for its 500,000 annual visitors.

Funding and Cost Verification

This project is within cost. The property can be acquired with the remaining funds and in accordance with Legislative intent.

\$200,000 total project costs

\$3,000 project costs previously allocated (DGS staff costs)

\$197,000 project costs to be allocated: \$195,000 acquisition and approximately \$2,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 3, 2005, and the waiting period expired on April 7, 2005.

Project Schedule

The anticipated close of escrow is June 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Wilson/McConnell House acquisition on March 2, 2005. The acquisition consists of an approximately 0.42-acre parcel (APN 037-126-02-00) of land which contains the historic Wilson/McConnell House, a single room "cabin", carport, and lean-to shed located at 22760 Columbia Street, Columbia, Tuolumne County, California.

A Phase I Environmental Assessment Report is not available for this property and is not deemed necessary based upon the prior history and ownership of the house. The house was originally built in 1878 by the James Wilson's. The home was purchased in 1941 by Dr. and Mrs. James McConnell, who restored the house and moved into it in 1943. Mrs. Geraldine McConnell lived in the house until her death in 2003 at the age of 99.

The house is on the city sewer and water system. Heat is provided by LP gas via a floor furnace, cooling by a swamp cooler (evaporative cooling). It appears that heating prior to LP gas was accomplished with a wood burning stove. The front of the house faces Main Street, the back of the house and yard front Columbia Street. The old historic fire house is next door to the west and the historic Wilson's shop on the parcel adjacent to the east. The Wilson/McConnell house is the only private home within the Columbia State Historic Park.

While there were no "visible" (e.g., ground and or vegetation staining) potential problems with hazardous materials observed during the ESS site visit, the following should be addressed prior to closing:

- The arbor is in very poor condition which may lead to sudden and unexpected collapse. The arbor needs to be replaced, stabilized or removed as it is a safety hazard in its present condition.
- The 100 year old fig tree in the back yard has a large branch braced/held up by a pole. It is recommended that an arborist be consulted on the best approach to preserving, pruning or removing the tree. This should be undertaken prior to closing.

The acquisition of this property as an addition to the historic gold rush town of Columbia is compatible with the proposed future use.

Other:

- The project was approved for site selection by the State Public Works Board on May 13, 2005.
- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is unoccupied and there is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- The issues addressed by DGS/ESS will be resolved by the District with existing resources.
- This acquisition includes the addition of one building (Wilson/McConnell House) within the existing State Historic Park (SHP) area, which currently has more than 100 buildings. The current partnership with the non-profit cooperating association (Friends of Columbia SHP) in addition to the Park's volunteer docent staff will be extended to include this property for interpretive services for the public. It is anticipated that with the partnership, and use of existing staff and resources, support costs for this acquisition will be minimal.
- Any changes to public access, development, or resource needs will be handled through the normal budget process.

Staff Recommendation: Authorize acquisition

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CONSENT ITEM

CONSENT ITEM – 3

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SUTTER BUTTES PROJECT, NORTH SUTTER BUTTES, SUTTER COUNTY
DPR Parcel Numbers 8148-01, DGS Parcel Number 10276

Authority: Chapter 379/02, 3790-301-6029 (6)

a. Authorize site selection

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 3

Department of General Services
Department of Parks and Recreation
Sutter Buttes Project, North Sutter Buttes

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 40: California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of approximately 1,123 acres located adjacent to the existing state-owned property. The property is accessible from a public road and will vastly improve the access to the existing Sutter Buttes Project in Peace Valley. This acquisition will help protect the State's most valued natural and cultural resources and create opportunities for quality recreation.

Funding and Cost Verification

This project is within cost. The funding source for the purchase is: Proposition 40 Chapter 379/02, Item 3790-301-6029 (6). The property can be acquired with the remaining funds and in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 26, 2005, and the waiting period expired on June 30, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July of 2005.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Sutter Buttes, Macey et al proposed acquisition site on April 29, 2005. The acquisition consists of five parcels (APN's: 08-160-017, 08-160-021, 08-160-022, 08-160-024, 08-030-040) comprising approximately 1,123 acres of land located in an unincorporated area of Sutter County, California, near the town of Gridley.

The property is fenced to allow cattle grazing and farming activities (e.g., hay, alfalfa, oats, etc.) complete with an irrigation system including at least one pump and two on-site wells. There are three barns with associated corrals located on the property, two of the barns are constructed of wood, and the third is all metal. There is a vacant historical house with attachments, an electric pump, a concrete well house foundation (approximately 10' x 10'), and an above ground storage tank (AST), most likely containing gasoline or diesel fuel. A cellular tower site leased and operated by American Tower occupies approximately 3-acres of the acquisition.

The following are concerns and/or recommendations based upon observations made during the site visit:

- Removal and proper disposal of the four 55-gallon drums contained in wooden barn #1.
- Removal of derelict vehicles (e.g., jeep, etc.), heavy equipment (e.g., tractors, forklift, caterpillar-type equipment, etc.), and other miscellaneous items (e.g., aluminum boat, camper shell, log splitter, scrap tin, rodent and meso-carnivore traps, etc.), contained in and around the three barns.
- Draining and filling-in or capping off of the concrete water stock tank located in the corral associated with wooden barn #1.
- Securing and barring access to the derelict historic house. The house in its current condition, e.g., crumbling foundation, ceilings, walls, etc., is unsafe. Final disposition of the house, i.e., renovation, rehabilitation, or demolition and removal needs to be conducted in consultation with the State Historic Preservation Officer (SHPO), given the age (approximately 120 years) and historic nature of the house.
- Removal and proper disposal of the household trash, e.g., broadleaf herbicide containers, gasoline/bar chain oil containers, etc. that are scattered around the property.
- The power pole providing electric service to the house needs to be replaced. The pole is chock full of woodpecker holes, some completely through the pole, creating a hazard of either a sagging electric line or snapped off electric line which has the potential for causing a grass fire endangering the nearby buildings, e.g., derelict historic house, and/or the homestead in-holding.
- The AST needs to be secured to avoid spillage or leakage of contents.

A Phase I Environmental Site Assessment (ESA) report was not available for these parcels. However, given the past and current land uses (e.g., farming) and the improvements identified on the parcels, it is recommended that a Phase I ESA be conducted for the property prior to consideration for acquisition.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.

- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- There is an entry road off of Meyers Lane onto Butte Rock Road which provides access to the barns, historic house, and other areas. Butte Rock Road also provides access to a one-acre in-holding (homestead), which is a separate parcel within APN: 08-124-024 owned by a person(s) not a party to this acquisition. There is a second in-holding comprised of 40-acres of vacant land within APN: 08-160-017 owned by person(s) not a party to this acquisition. It is unknown if there is a right-of-way to the 40-acre in-holding or if it is landlocked by acquisition parcels.
- The property is vacant and there is no relocation assistance involved with this project. The property will be purchased subject to existing leases, including one year-to-year grazing lease, an alfalfa farming lease set to expire December 31, 2005, and a cell tower lease that will expire December 2037. These leases will result in annual revenue of approximately \$20,000. However, it is not clear if the agricultural leases will be renewed by DPR beyond the current term.
- There is no implied dedication applicable to this property.
- DPR recently acquired 1,784 acres in Peace Valley in the Sutter Buttes adjacent to this project, which is currently accessed via a private road. Because the existing property does not have a public road access, this project would provide the necessary access to develop future public access to the existing park property in Peace Valley.
- Because this property is contiguous with existing park property that has limited public access, DPR does not anticipate the need for additional support funds to manage this proposed acquisition. However, DPR will provide a more detailed management plan for this property prior to requesting acquisition approval.

Staff Recommendation: Authorize site selection

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CONSENT ITEM

CONSENT ITEM – 4

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOMALES BAY STATE PARK, MILLERTON UPLANDS
MARIN COUNTY

DPR Parcel Numbers 8250-01, DGS Parcel Number 10280

*Authority: Chapter 52/00, Item 3790-301-0005 (9) and
Chapter 106/01, Item 3790-301-0005 (27)*

a. Authorize site selection

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 4

Department of General Services
Department of Parks and Recreation
Tomales Bay State Park, Millerton Uplands

Action requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The Legislature has approved funding from Proposition 12 for new acquisitions for the State Park System without specifying particular parcels. This request will authorize site selection of approximately 12 acres located adjacent to the existing Tomales Bay State Park. The property is surrounded on three sides by the existing state park and the acquisition will protect the scenic view shed. In addition, the existing trail network over this portion of the State park will someday be extended to this parcel.

Funding and Cost Verification

This project is within cost. The funding source for the purchase is: Proposition 12, Chapter 52/00, Item 3790-301-0005 (9) and Chapter 106/01, Item 3790-301-0005 (27). The property can be acquired with the remaining funds and in accordance with legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 12, 2005, and the waiting period expired on June 16, 2005.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is July of 2005.

Condition of Property

Department of General Services (DGS) Environmental Services Section (ESS) staff conducted a site visit to the Tomales Bay State Park, Amdur acquisition on April 13, 2005. The acquisition consists of an approximately 11.8-acre parcel (APN 106-220-26) of vacant land located at 16148 State Route One, Point Reyes Station, in an unincorporated area of Marin County, California. The only improvements on the property are two wells and a wooden tent platform.

A Phase I Environmental Site Assessment report was not available for this property and is not deemed necessary given the physical setting of the parcel. No potential problems with hazardous materials were observed during the ESS site visit and the property is compatible with the proposed future use, i.e., open space.

Other:

- The purchase price shall not exceed estimated fair market value as determined by a DGS approved appraisal.
- DPR is not aware of any lawsuits pending concerning the property. The Property Acquisition Agreement will require delivery of title to the property free and clear of any mortgages or liens.
- The property is vacant.
- There is no relocation assistance involved with this project.
- There is no implied dedication applicable to this property.
- Given the relative size and proposed use of this property as scenic view shed, DPR has certified that no additional state resources will be needed to manage this property in the foreseeable future.

Staff Recommendation: Authorize site selection

CONSENT ITEM

CONSENT ITEM – 5

**DEPARTMENT OF BOATING AND WATERWAYS (3680)
CHANNEL ISLANDS: BOATING AND INSTRUCTION SAFETY CENTER**

Authority: Chapter 106/01, Item 3680-301-0516(4, as reappropriated)

a. Approve preliminary plans

**APPROVED:
3/0**

CONSENT ITEM

STAFF ANALYSIS ITEM – 5

Department of Boating and Waterways
Channel Islands: Boating and Instruction Safety Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This Project is within scope. This project consists of a new 18,754 SF two story Boating and Instruction Safety Center with 3,927 SF of usable decking, a 1,000 SF single story maintenance/storage building, a bulkhead viewing platform and ADA ramp, three floating docks, and a partially submerged small craft launch area and small craft storage racks.

Funding and Project Cost Verification

This project is not within cost. Based on completed preliminary plans, it is estimated that \$7,505,400 is needed for the project. This is an increase of \$1,509,400 over the legislatively recognized project cost of \$5,996,000. This is equal to 25.2 percent of the total cost. However, Boating's contribution to this project will be capped at \$3 million and any additional funds will be provided by non-state sources. The increase is mainly attributed to the fact that the initial estimate was completed in 2001. Since that time construction costs have increased significantly. However, a detailed estimate will be completed during the working drawings phase and additional cost savings measures can be employed to keep the anticipated deficit below 20 percent if necessary and allow for the completion of this project within scope.

It should be noted that the department is currently seeking a supplemental appropriation in the 2005-06 Budget to provide additional funds (\$166,000) needed to complete the working drawings phase of the project. Construction funding has not been appropriated and will be considered in the normal budget process, including non-state reimbursements.

| | |
|-------------|--|
| \$7,505,000 | total estimated project cost |
| \$5,996,000 | total approved project cost |
| \$319,000 | project costs previously allocated |
| \$5,677,000 | project costs to be allocated: working drawings \$310,000 and construction \$5,367,000 (\$4,551,000 contract, \$228,000 contingency, \$311,000 A&E costs, other costs \$277,000) |
| \$1,509,000 | unrecognized deficit: working drawings \$166,00 and construction \$1,343,0000 |

CEQA

A Notice of Determination (NOD) was first completed and filed with the State Clearinghouse on December 17, 2003 by Ventura County (the lead agency). The 30-day waiting period expired January 17, 2004. The Ventura County Public Works Plan amendment for this project was reviewed and accepted by the California Coastal Commission on March 16, 2005.

A NOD was filed by the Department of Boating and Waterways on May 9, 2005 and will expire on June 9, 2005. The NOD indicated that an EIR has been prepared and certified. This project will include all mitigation requirements as specified in the amended EIR. However, it should be noted that the County of Ventura's CEQA filing has been challenged and litigation is currently pending.

While a legal challenge is pending, it is unlikely that this challenge will result in substantial changes to the preliminary plans for this project. Additionally, the necessary actions have been taken by the County of Ventura and the California Coastal Commission to address the main elements of the legal challenge. However, as a prudent precaution, DBW will not commence design activities until all of the CEQA issues have been resolved and the County of Ventura has provided the appropriate funding commitments.

Due Diligence

There are currently no significant issues restricting project development.

Project Schedule

The project schedule is as follows:

Complete construction: September 2007

Staff Recommendation: Approve preliminary plans.

CONSENT ITEM

CONSENT ITEM – 6

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA INSTITUTION FOR MEN, SAN BERNARDINO COUNTY
Replace “C” Program Dorms

Authority: Chapter 303, Statutes of 1995, Item 5240-301-747 (2)
Chapter 303, Statutes of 1995, Item 5240-301-724 (2)
Chapter 282, Statutes of 1997, Item 5240-301-0660 (2)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 6

Department of Corrections
California Institution for Men, Replace “C” Program Dorms

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. This project will demolish four of the existing minimum security dorms on the California Institution for Men facility yard. They will be replaced with two of the Department of Correction’s prototypical design housing units, with a combined housing capacity of 400 inmates. Also, a 4,125 square foot administration/program support building will be constructed, replacing the existing modular units.

Funding and Project Cost Verification

This project is within budget.

\$5,472,000 total estimated project cost

\$5,472,000 project costs previously allocated: construction \$5,472,000 (\$5,009,000 contract, \$191,000 contingency, \$187,000 project administration, and \$85,000 agency retained)

Project Schedule

The project schedule is as follows:

Construction completed: July 1999

Staff Recommendation: Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, LOS ANGELES COUNTY
Correctional Treatment Center

Authority: Chapter 282, Statutes of 1997, Item 5240-303-0660 (3)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 7

Department of Corrections
California State Prison, Correction Treatment Center

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at California State Prison—Los Angeles County with the building modifications need to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components including additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

Funding and Project Cost Verification

This project is within budget.

\$2,830,000 total estimated project cost

\$2,830,000 project costs previously allocated: preliminary plans \$124,000; working drawings \$186,000; construction \$2,520,000 (\$1,948,000 contract, \$38,000 contingency, \$314,000 project administration, and \$220,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 1996. The statute of limitations for legal challenges to the document ended on June 12, 1996.

Project Schedule:

The project schedule is as follows:

Construction completed: November 1999

Staff Recommendation: Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF CORRECTIONS (5240)
WASCO STATE PRISON-RECEPTION CENTER, KERN COUNTY
Correctional Treatment Center

Authority: Chapter 282, Statutes of 1997, Item 5240-303-0660 (5)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 8

Department of Corrections
Wasco State Prison-Reception Center, Correction Treatment Center

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at Wasco State Prison-Reception Center with the building modifications need to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components including additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

Funding and Project Cost Verification

This project is within budget.

\$2,769,000 total estimated project cost

\$2,769,000 project costs previously allocated: preliminary plans and working drawings \$393,000; construction \$2,376,000 (\$1,827,000 contract, \$84,000 contingency, \$369,000 project administration, and \$96,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 1996. The statute of limitations for legal challenges to the document ended on June 12, 1996.

Project Schedule

The project schedule is as follows:

Construction completed: April 2001

Staff Recommendation: Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF CORRECTIONS (5240)
RICHARD J. DONOVAN CORRECTIONAL FACILITY, SAN DIEGO COUNTY
Correctional Treatment Center

Authority: Chapter 282, Statutes of 1997, Item 5240-303-0660 (2)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 9

Department of Corrections

Richard J. Donovan Correctional Facility, Correction Treatment Center

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at Richard J. Donovan Correctional Facility with the building modifications need to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components including additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

Funding and Project Cost Verification

This project is within budget.

\$2,869,000 total estimated project cost

\$2,869,000 project costs previously allocated: preliminary plans \$146,000; working drawings \$218,000; construction \$2,505,000 (\$2,020,000 contract, \$234,000 project administration, and \$251,000 agency retained)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 8, 1996. The statute of limitations for legal challenges to the document ended on June 12, 1996.

Project Schedule

The project schedule is as follows:

Construction completed: September 2000

Staff Recommendation: **Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.**

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF CORRECTIONS (5240)
PELICAN BAY STATE PRISON, DEL NORTE COUNTY
Correctional Treatment Center

Authority: Chapter 282, Statutes of 1997, Item 5240-303-0660 (4)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 10

Department of Corrections
Pelican Bay State Prison, Correction Treatment Center

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at Pelican bay State Prison with the building modifications need to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components including additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

Funding and Project Cost Verification

This project is within budget.

\$2,721,000 total estimated project cost

\$2,721,000 project costs previously allocated: preliminary plans \$76,000; working drawings \$141,000; construction \$2,504,000 (\$2,029,000 contract, \$99,000 contingency, \$165,000 project administration, and \$211,000 agency retained)

CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The statute of limitations for legal challenges expired on June 12, 1996.

Project Schedule

The project schedule is as follows:

Construction completed: August 1999

Staff Recommendation: **Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.**

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF CORRECTIONS (5240)
CALIFORNIA STATE PRISON, SACRAMENTO, SACRAMENTO COUNTY
Correctional Treatment Center

Authority: Chapter 282, Statutes of 1997, Item 5240-303-0660 (1)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 11

Department of Corrections
California State Prison, Sacramento, Correction Treatment Center

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at California State Prison, Sacramento with the building modifications need to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components including additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

Funding and Project Cost Verification

This project is within budget.

\$2,721,000 total estimated project cost

\$2,721,000 project costs previously allocated: preliminary plans \$144,000; working drawings \$217,000; construction \$1,955,000 (\$1,525,000 contract, \$172,000 contingency, \$244,000 project administration, and \$14,000 agency retained)

CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The statute of limitations for legal challenges expired on June 12, 1996.

Project Schedule

The project schedule is as follows:

Construction completed: March 2000

Staff Recommendation: **Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.**

CONSENT ITEM

CONSENT ITEM –12

DEPARTMENT OF CORRECTIONS (5240)
SIERRA CONSERVATION CENTER, TUOLUMNE COUNTY
Wastewater Treatment Plant

Authority: Chapter 55, Statutes of 1993, Item 5240-301-0746 (19)
Chapter 282, Statutes of 1997, Item 5240-301-0660 (5)

- a. **Approve the redirection of funds within the appropriation to reflect actual expenditures**
- b. **Recognize this project as complete**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 12

Department of Corrections
Sierra Conservation Center, Wastewater Treatment Plant

Action Requested

The requested action will redirect funds from various cost categories to reflect actual expenditures and recognize this project as complete.

Scope Description

The project is within scope. The project constructs a new wastewater treatment facility that improves the wastewater effluent quality to reduce the potential for effluent spill liability and to protect domestic water quality. The institution has been operating under a Cease and Desist Order issued by the Regional Water Quality Control Board due to poor quality effluent; the lack of treatment, and disposal capacity during major storms. Construction includes new treatment facilities and modification to existing facilities for improved solids handling. Major process components include screening, influent pumping, oxidation ditches, secondary clarifiers, tertiary filters, and chlorination/dechlorination facilities.

Funding and Project Cost Verification

This project is within budget.

\$9,198,000 total estimated project cost

\$9,198,000 project costs previously allocated: study, preliminary plans, and working drawings \$775,000; construction \$8,423,000 (\$7,076,000 contract, \$495,000 contingency, and \$852,000 project administration.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 22, 1994. The statute of limitations for legal challenges to the document ended on October 27, 1994, with no public comment.

Project Schedule

The project schedule is as follows:

Construction completed: December 2000

Staff Recommendation: Approve the redirection of funds to reflect actual expenditures and recognize this project as complete.

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF YOUTH AUTHORITY (5460)
VENTURA YOUTH CORRECTIONAL FACILITY, VENTURA COUNTY
Correctional Treatment Center

Authority *Chapter 324/98, Item 5460-301-0001 (10.5)*
 Chapter 52/00, Item 5460-301-0001 (16)

a. Approve augmentation **\$45,000**
(19.9 percent of total project)

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 13

Department of Youth Authority
Correctional Treatment Center, Ventura Youth Correctional Facility

Action Requested

The requested action will provide approval of an augmentation of the construction phase by \$45,000, for a total augmentation for the project of \$390,788 19.9 percent of total project funding.

Scope Description

This project is within scope. This project upgrades the existing 10,200 square feet. Infirmary into a licensed Correctional Treatment Center (CTC). Flooring throughout will be replaced with vinyl tiles, all walls to be painted, and some ceiling areas will have ceiling tiles replaced. Patient rooms will be reconstructed to provide six patient rooms with beds, sinks and toilets. Patient room windows and screens will be replaced with security windows. Scope includes fire sprinklers, Americans with Disabilities Act compliance, nurses call system and pantry modifications. In addition, a Heating Ventilation Air Conditioning system will be installed throughout the CTC and Administration areas. A 20-day letter was sent to the Legislature on June 3, 2005 and the waiting period will expire on June 23, 2005. Approval of the augmentation shall be contingent on the expiration of the waiting period without comment.

Funding and Project Cost Verification

This project is not within budget. Due to unexpected site conditions, revisions required to meet Department of Health Services licensing and final closeout expenses the project budget must be augmented for these reasons: The Department of the Youth Authority (DYA) requests approval of an augmentation relative to the CTC proposed for construction at Ventura Youth Correctional Facility (VYCF) for these reason's:

1. The existing floor tiles in Patient Rooms did not meet Department of Health Services standards and were replaced by Epoxy Floor Covering.
2. The ceiling tile in Room 24 did not have proper support and required to be supported.
3. Demo Kitchen ceiling and install rated ceiling, to meet fire code. Area not originally in work area but was included due to Food Service Requirements.
4. Air Conditioning controls as designed would not meet required temperatures in the CTC patient rooms and additional controls were required.
5. To meet Department of Health Services, Pharmacy and Examination Room Requirements ceramic wall tiles had to be replaced on walls in both rooms. They were removed when work was being completed

\$2,354,788 total estimated project costs

\$2,309,788 project costs previously allocated: preliminary plans \$70,000; working drawings \$148,000; construction \$2,091,788 (Contract \$1,459,428; Contingency \$393,160; A&E Costs \$165,000; Other Costs \$58,000 & Agency Retained \$16,200)

\$45,000 proposed augmentation

CEQA

A Notice of Exemption filed with State Clearinghouse on November 24, 1998, and the waiting period expired on December 23, 1998.

Project Schedule

The project schedule is as follows:

Construction completed: 6/30/05

Staff Recommendation: Approve augmentation

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF EDUCATION (6110)
STATE SPECIAL SCHOOLS AND SERVICES DIVISION
CALIFORNIA SCHOOL FOR THE DEAF, RIVERSIDE CAMPUS
RIVERSIDE COUNTY
Dormitory Replacement and Chiller

Authority: Chapter 208/04, Item 6110-301-0660 (1)

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 14

Department of Education
State Special Schools and Services Division
California School for the Deaf, Riverside Campus
Dormitory Replacement and Chiller

Action Requested

The requested action will approve preliminary plans for this Phase I of the project (Chiller Pipes). The project will be delivered in three phases: Phase I (Chiller Pipes), Phase II (Chiller Plant), and Phase III (Dormitories), to streamline the bidding and building process.

Scope Description

This project is within scope. The project will demolish and replace 11 dormitory buildings and three apartment style buildings at the California School for the Deaf in Riverside. The project also includes construction of a central chiller plant and associated infrastructure to cool the Riverside campus.

Funding and Project Cost Verification

The project is within cost.

\$69,948,000 total authorized project costs

\$68,014,000 project costs to be allocated: Working Drawings \$2,409,000 and construction \$65,605,000 (\$55,097,000 contract, \$2,755,000 contingency, \$6,397,000 A&E, and 1,356,000 Agency Retained) at CCCI 4328

\$1,934,000 project funds previously allocated: preliminary plans

CEQA

A Notice of Exemption for the Pipes construction was filed with the State Clearing House on February 22, 2005, and the waiting period has expired.

Due Diligence

Due Diligence investigation for the entire Riverside Campus was concluded and revealed no easement, agreements or unrecorded rights that affect or adversely impact the quiet enjoyment of project or project areas.

Project Schedule

The project schedule is as follows:

| | |
|---|----------------|
| Approve preliminary plans for Phase II (Chiller Plant): | July 2005 |
| Approve preliminary plans for Phase III (Dormitories): | July 2005 |
| Approve working drawings for Phase I (Chiller Pipes): | December 2005 |
| Complete construction Phase I (Chiller Pipes): | November 2006 |
| Complete project construction: | September 2009 |

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 15

CALIFORNIA STATE UNIVERSITY (6610)
LOS ANGELES CAMPUS, LOS ANGELES COUNTY
Science Replacement Building, Wing A

Authority: Chapter 33/02 (AB 16), Section 34(a)(3)(B)

- a. Recognize scope change
 - b. Approve augmentation **\$4,748,000**
- (12.5 percent of total appropriation)

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 15

California State University
Los Angeles Campus, Science Replacement Building, Wing A

Action Requested

The requested action will recognize a scope change and provide an augmentation to the project.

Scope Description

This project is not within scope. The Science Replacement Building, Wing A was funded as part of the Governor's Economic Stimulus package, Chapter 33/02. It will provide a 65,981 assignable square feet/106,421 gross square feet building accommodating 171 full time equivalent (FTE) in LD lab, 137 FTE in UD lab and 38 faculty offices. The building will provide lecture space and complex, state of the art laboratories to serve multiple disciplines, replacing the existing badly deteriorated and outdated Physical Science building. The adjacency of Wing A to the Biology building and Wing B, which was funded in the 2004/05 capital outlay budget, will create a modern science complex in the campus core.

In January 2005, CSU bid the project and received two bids, with the lowest bid at \$9.1 million or 29.6 percent over the contract budget of \$30,793,000. These bids were rejected. CSU rebid the project after modifying it to delete and shell space (totaling \$3.3 million) and included a list of deductive alternates (totaling \$1,039,000). The proposed modifications include such things as (a) shelling seven biology laboratories (reducing stations by a net of 77 that would have served 30 FTE students), (b) shelling four of eight temperature controlled rooms, and (c) deleting 40 percent of the base cabinets. The resulting low bid is \$36,580,000, 18.8 percent above the construction contract budget. If this bid is awarded, CSU would eliminate all deductive alternates leaving a need of \$4.8 million or 12.5 percent of total appropriation. Therefore, CSU requests an augmentation of \$4,748,000 and a scope change (to reduce the above referenced biology laboratories, stations and corresponding FTE) in order to close the budget gap and award the construction contract.

Further, this augmentation and scope change will not result in a secondary state-funded project to complete the unfinished space. CSU has committed to building out the shelled spaces using campus funds from grants or donations and to not pursue additional state funding for this purpose. According to CSU, campus staff has identified sufficient funds to build out two of seven shelled labs and the four temperature controlled rooms during the construction of the building. In addition, campus staff has applied for grant funds that would support the build out of an additional two shelled labs. Those who are awarded this grant will be notified later this month. A 20-day Legislative notification letter was sent to the Legislature on May 20, 2005, without comment.

Funding and Project Cost Verification

This project is not within cost. The California State University (CSU) is requesting an augment of \$4,748,000 (12.5 percent). The campus rebid the project on March 23, 2005 with new deductive alternates and scope reduction as discussed above. The low bid with all deductive alternates taken is \$35,541,000. The augmentation would increase the budget for the construction contract.

\$42,856,000 total estimated project cost

\$3,182,000 project costs previously allocated: preliminary plans \$782,000; working drawings \$990,000; construction \$1,410,000 (relocation of tennis courts)

\$34,926,000 project costs to be allocated: construction \$34,926,000 (contract \$30,793,000, contingency \$1,540,000, project administration \$2,593,000; by the Department of Finance at ENR 4019 and EPI 2564)

\$4,748,000 augmentation request

CEQA

The project continues to be in compliance with CEQA requirements.

Due Diligence

The Department of General Services completed due diligence in April 2002 and concluded that there were no significant undisclosed issues on the subject property.

Project Schedule

The project schedule is as follows:

| | |
|---------------------|---------------|
| Begin construction: | June 2005 |
| End construction: | December 2006 |

Staff Recommendation: Approve scope change and augmentation, pending expiration of the 20-day Legislative notification period.

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY
SB 1953 Moffitt/Long 2008, Phase 2

Authority: Government Code Section 15820.81 as amended by Chapter 71/00

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 16

University of California,
San Francisco Campus, SB 1953 Moffitt/Long 2008, Phase 2

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The UCSFMC SB 1953 Moffitt/Long 2008, Phase 2 project will seismically upgrade Moffitt/Long Hospitals by implementing structural changes along the Medical Sciences Building (MSB) side where it connects to Moffitt Hospital. Beams and floor slabs on fifteen floors will be cut and seismic separation joints will be installed. The project will upgrade Moffitt Hospital to a structural performance category of SPC-2 as mandated by Senate Bill 1953 to keep the hospitals in operation through January 1, 2030.

Funding and Project Cost Verification

This project is within cost.

\$18,800,000 total estimated project costs

\$1,200,000 project costs previously allocated: preliminary plans (Lease Revenue Bonds)

\$17,600,000 project costs to be allocated: working drawings—\$1,300,000 (Lease Revenue Bonds), construction—\$12,512,000 (Lease Revenue Bonds), \$3,788,000 (Hospital Reserves)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2005

Complete construction: December 2007

Staff Recommendation: Approve preliminary plans

CONSENT ITEM

CONSENT ITEM – 17

CALIFORNIA COMMUNITY COLLEGES (6870)
VICTOR VALLEY COMMUNITY COLLEGE DISTRICT
VICTOR VALLEY COLLEGE, LOS ANGELES COUNTY
Seismic Replacement, Auxiliary Gym

Authority: Chapter 208/04, Item 6870-301-6041 (68)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 17

California Community Colleges
Victor Valley Community College District
Victor Valley College, Seismic Replacement, Auxiliary Gym

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project replaces the auxiliary gymnasium with a comparable structure. The existing facility was identified in the State Architect's Seismic Survey in April 1998 as a high -risk (Category F) building in need of extensive repair. Soil conditions at the site makes retrofit efforts of the existing structure more costly than replacement. The replacement structure will have 11,394 assignable square feet (asf) in total with 482 asf of lecture, 680 asf of office and 10,232 asf of other space for physical education activity.

Funding and Project Cost Verification

This project is within cost.

\$3,437,000 total authorized project costs

\$161,000 state project costs previously allocated: preliminary plans \$161,000

\$3,276,000 state project costs to be allocated: working drawings \$125,000, construction \$3,116,000 (\$2,758,000 contracts, \$138,000 contingency and \$220,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$35,000 EPI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 14, 2004, Reference number 2004068389, and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|------------|
| Complete working drawings: | March 2006 |
| Award contract: | May 2006 |
| Complete construction: | May 2007 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 18

CALIFORNIA COMMUNITY COLLEGES (6870)
EL CAMINO COMMUNITY COLLEGE DISTRICT
EL CAMINO COLLEGE, LOS ANGELES COUNTY
Learning Resource Center Addition

Authority: Chapter 208/04, Item 6870-301-6041 (8)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 18

California Community Colleges
El Camino Community College District
El Camino College, Learning Resource Center Addition

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct an addition to the existing learning resource center. Design refinements have caused minor space changes and the project will result in 6,650 assignable square feet (asf) of library space, 7,591 asf of av-tv space, and 1,714 asf of other space for a total of 15,955 asf.

Funding and Project Cost Verification

This project is within cost.

\$8,615,000 total authorized project costs

\$8,615,000 total estimated project costs

\$226,000 state project costs previously allocated: preliminary plans \$226,000 at CCI 4100

\$8,389,000 state project costs to be allocated: working drawings \$238,000 at CCI 4100, construction \$6,255,000 (\$5,598,000 contracts, \$278,000 contingency and \$379,000 tests and inspections, architectural oversight during construction) at CCI 4328 and equipment \$1,896,000 EPI 2649

CEQA

A Notice of Determination (#2003061012) was filed with the State Clearinghouse on December 19, 2003 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

Complete working drawings: March 2006

Award contract: June 2006

Complete construction: June 2008

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 19

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT
LOS ANGELES HARBOR COLLEGE, LOS ANGELES COUNTY
Adaptive PE and Physical Education Building Renovation

Authority: Chapter 208/04, Item 6870-301-6041 (25)

- a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 19

California Community Colleges
Los Angeles Community College District
Los Angeles Harbor College, Adaptive PE and Physical Education Renovation

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will replace the 50-year old Physical Education building with a new 51,600 assignable square feet (asf) Athletic Center. The building will include 2,500 asf lecture, 1,825 asf office, and 47,275 asf of other physical education space, which would include a gymnasium with space for three basketball courts, locker rooms for team sports, weight rooms, and Adaptive Physical Education.

Funding and Project Cost Verification

This project is within cost.

\$12,767,000 total authorized project costs

\$12,767,000 total estimated project costs

\$200,000 state project costs previously allocated: preliminary plans \$200,000 at CCI 4100

\$199,000 local project costs previously allocated: preliminary plans \$199,000 at CCI 4100

\$6,184,000 state project costs to be allocated: working drawings \$228,000 at CCI 4100; construction \$5,680,000 (\$5,121,000 contracts, \$256,000 contingency and \$303,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4100 and equipment \$276,000 at EPI 2564

\$6,184,000 local project costs to be allocated: working drawings \$228,000 at CCI 4100; construction \$5,680,000 (\$5,121,000 contracts, \$256,000 contingency and \$303,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4100 and equipment \$276,000 at EPI 2564

CEQA

A Notice of Determination (#2002091037) was filed with the State Clearinghouse on July 14, 2003 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|------------|
| Complete working drawings: | March 2006 |
| Award contract: | June 2006 |
| Complete construction: | June 2008 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA COMMUNITY COLLEGES (6870)
MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT
MENIFEE VALLEY CENTER, RIVERSIDE COUNTY
Technology Center

Authority: Chapter 208/04, Item 6870-301-6041 (36)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 20

California Community Colleges
Mt. San Jacinto Community College District
Menifee Valley Center, Technology Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will construct a new technology center. The Design refinements have caused minor space changes and the project will result in 3,901 assignable square feet (asf) of lecture space, 11,930 asf laboratory space, 4,000 asf office and administrative support space, 2,000 asf library space, 1,023 asf audio/visual space and 2,082 asf other space for a total of 24,936 asf. The design refinements dropped 169 asf (-3.1 percent) from lecture and lab and added 105 asf (6.2 percent) to audio/visual and other (assembly), for a net reduction of 64 asf (-0.26 percent).

Funding and Project Cost Verification

This project is within cost.

\$11,444,000 total authorized project costs

\$11,444,000 total estimated project costs

\$335,000 state project costs previously allocated: preliminary plans \$335,000

\$11,109,000 state project costs to be allocated: working drawings \$334,000 at CCI 4100, construction \$8,785,000 (\$7,897,000 contracts, \$397,000 contingency and \$491,000 tests and inspections, architectural oversight during construction) at CCI 4328 and equipment \$1,990,000 EPI 2649

CEQA

A Notice of Exemption (SCH #2005038433) was filed with the State Clearinghouse and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|------------|
| Complete working drawings: | March 2006 |
| Award contract: | April 2006 |
| Complete construction: | June 2008 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN FRANCISCO COMMUNITY COLLEGE DISTRICT
CITY COLLEGE OF SAN FRANCISCO, JOHN ADAMS CENTER
SAN FRANCISCO COUNTY
John Adams Modernization

Authority: Chapter 208/04, Item 6870-301-6041 (45)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 21

California Community Colleges
San Francisco Community College District
City College of San Francisco, John Adams Center, John Adams Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will reconstruct and modernize the existing John Adams Center consisting of 86,362 assignable square feet (asf). Space types include 23,020 asf of lecture space; 23,047 asf of laboratory space; 12,289 asf of office space; 138 asf of library space; 864 asf of audio/visual space and 24,428 asf of other space. Demolition and replacement of the existing adjacent library annex building, 2,576 asf, is also part of the project scope.

Funding and Project Cost Verification

This project is within cost.

\$25,108,000 total authorized project costs

\$30,633,000 total estimated project costs

\$931,000 state project costs previously allocated: preliminary plans \$931,000 at CCI 4100

\$36,000 local project costs previously allocated: preliminary plans \$36,000 at CCI 4100

\$24,177,000 state project costs to be allocated: working drawings \$1,001,000 at CCI 4100; construction \$23,176,000 (\$20,636,000 contracts, \$1,416,000 contingency and \$1,124,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4328

\$5,489,000 local project costs to be allocated: working drawings \$401,000 at CCI 4100; construction \$5,088,000 (\$3,850,000 contracts, \$1,033,000 contingency and \$205,000 architectural oversight during construction) at CCI 4328

CEQA

A Notice of Exemption (SCH #2005048074) was filed with the State Clearinghouse on April 6, 2005 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|---------------|
| Complete working drawings: | February 2006 |
| Award contract: | August 2006 |
| Complete construction: | August 2008 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
SAN LUIS OBISPO COMMUNITY COLLEGE DISTRICT
CUESTA COLLEGE, SAN LUIS OBISPO COUNTY
Reconstruct and Add Libraries

Authority: Chapter 208/04, Item 6870-301-6041 (48)

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 22

California Community Colleges
San Luis Obispo County Community College District
Cuesta College, Reconstruct and Add Laboratories

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will reconstruct 8,730 assignable square feet (asf) of existing chemistry and biology laboratories in order to correct health and safety problems. The project also constructs an additional lab (2,048 asf) consisting of a greenhouse and lath house, for a total of 10,778 asf.

Funding and Project Cost Verification

This project is within cost.

\$7,014,000 total authorized project costs

\$7,014,000 total estimated project costs

\$269,000 state project costs previously allocated: preliminary plans \$269,000

\$6,745,000 state project costs to be allocated: working drawings \$291,000, construction \$6,399,000 (\$5,581,000 contracts, \$369,000 contingency and \$449,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$55,000 EPI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 12, 2005 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|---------------|
| Complete working drawings: | July 2005 |
| Award contract: | August 2005 |
| Complete construction: | December 2006 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
SONOMA COUNTY COMMUNITY COLLEGE DISTRICT
SANTA ROSA JUNIOR COLLEGE, SONOMA COUNTY
Plover Library Conversion to Student Services

Authority: Chapter 208/04, Item 6870-301-6041 (59)

a. Approve preliminary plans

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 23

California Community Colleges
Sonoma County Community College District
Santa Rosa Junior College, Plover Library Conversion to Student Services

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will reconstruct and convert the existing Plover Library into a one-stop student services center. Design refinements have caused minor space changes and the project will result in 22,384 assignable square feet (asf) of office and administrative support space and 3,603 asf of other space for a total of 25,987 asf. The design refinements remove 1,230 asf (-5.5 percent) from office space and add 999 asf (27.7 percent) to meeting/lounge space, for a net reduction of 231 asf (-0.89 percent). The change in space is a technical reassignment of space type, with no programmatic change in the function of the space. The technical adjustment was made such that it gives the facility greater flexibility of use and would accommodate computer testing and larger testing groups as needed in the meeting/lounge space versus the smaller office type of space.

Funding and Project Cost Verification

This project is within cost.

\$6,640,000 total authorized project costs

\$10,639,000 total estimated project costs

\$138,000 state project costs previously allocated: preliminary plans \$138,000

\$3,182,000 state project costs to be allocated: working drawings \$131,000 at CCI 4100, construction \$3,050,000 (\$2,685,000 contracts, \$183,000 contingency and \$183,000 tests, inspections and architectural oversight during construction) at CCI 4328

\$138,000 local project costs previously allocated: preliminary plans \$138,000

7,181,000 local project costs to be allocated: working drawings \$454,000; construction \$6,727,000 (\$6,114,000 contracts, \$258,000 contingency, \$355,000 tests, inspections and architectural oversight during construction) at CCI 4328

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 12, 2005 and the waiting period will expire on May 17, 2005.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|----------------|
| Complete working drawings: | September 2005 |
| Award contract: | May 2006 |
| Complete construction: | May 2007 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
IRVINE VALLEY COLLEGE, ORANGE COUNTY
Business Technology and Innovation Center

Authority: Chapter 208/04, Item 6870-301-6041 (41)

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 24

California Community Colleges
South Orange County Community College District
Irvine Valley College, Business Technology and Innovation Center

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will reconstruct a 2-story building for the business school programs. Design refinements have increased the assignable square feet (asf) by 89, resulting in 6,325 lecture 14,583 asf lab, 2,160 asf office, 7,249 library/learning resource, 1,964 asf audio/visual, and 2,608 meeting/conference spaces, for a total of 34,889 asf.

Funding and Project Cost Verification

This project is within cost.

\$15,348,000 total authorized project costs

\$19,761,000 total estimated project costs

\$310,000 state project costs previously allocated: preliminary plans \$310,000 at CCI 4100

\$186,000 local project costs previously allocated: preliminary plans \$186,000 at CCI 4100

\$12,165,000 state project costs to be allocated: working drawings \$505,000 at CCI 4100; construction \$9,175,000 (\$8,006,000 contracts, \$510,000 contingency and \$659,000 tests and inspections, construction management, architectural oversight during construction) at CCI 4100 and equipment \$2,485,000 at EPI 2564

\$7,100,000 local project costs to be allocated: working drawings \$123,000 at CCI 4100; construction \$6,477,000 (\$6,225,000 contracts, \$202,000 contingency and \$50,000 architectural oversight during construction) at CCI 4100 and equipment \$500,000 at EPI 2564

CEQA

A Notice of Exemption (SCH #2002081059) was filed with the State Clearinghouse on August 13, 2002 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|------------------------|-------------|
| Award contract: | May 2006 |
| Complete construction: | August 2008 |

Staff Recommendation: Approve the preliminary plans.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
VENTURA COLLEGE, VENTURA COUNTY
Communications Building Modernization

Authority: Chapter 208/04, Item 6870-301-6041 (67)

a. **Approve preliminary plans**

APPROVED:
3/0

CONSENT ITEM

STAFF ANALYSIS ITEM – 25

California Community Colleges
Ventura County Community College District
Ventura College, Communications Building Modernization

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project will reconstruct the existing Communications Building and convert it into 6,716 assignable square feet (asf) of commercial art, journalism, and photography labs, as well as 720 asf of office space and 902 asf of conference rooms, for a total of 8,338 asf.

Funding and Project Cost Verification

This project is within cost.

\$1,492,000 total authorized project costs

\$1,492,000 total estimated project costs

\$65,000 state project costs previously allocated: preliminary plans \$65,000

\$1,427,000 state project costs to be allocated: working drawings \$52,000, construction \$1,138,000 (\$967,000 contracts, \$68,000 contingency and \$103,000 tests and inspections, architectural oversight during construction) at CCI 4100 and equipment \$237,000 EPI 2564

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 14, 2004 and the waiting period has expired.

Due Diligence

Community college districts are local entities and the state does not have title to their real property, hence districts acknowledge that they have full responsibility for clearing due diligence issues for general obligation bond projects.

Project Schedule

The project schedule is as follows:

| | |
|----------------------------|---------------|
| Complete working drawings: | October 2005 |
| Award contract: | November 2005 |
| Complete construction: | August 2006 |

Staff Recommendation: Approve the preliminary plans.

OTHER BUSINESS

OTHER ITEM – 26

Authorize execution of an interagency agreement with the Department of General Services, Office of Legal Services (DGS-OLS) to provide legal services.

The Board contracts for legal services to assist with its acquisition, capital outlay and revenue bond programs. The Board's current contract is with DGS-OLS expires on June 30, 2005.

Staff requests authorization to enter into a new contract with DGS-OLS in order to continue giving legal advice.

Staff Recommendation: Authorize entering into a multi-year inter-agency agreement for legal services with DGS-OLS.

APPROVED:

3/0

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary